



TOWN OF ARLINGTON  
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design  
Review Procedures (Section 3.4 of the Zoning Bylaw)

Docket No. \_\_\_\_\_

1. Property Address 1050 MASS AVE, Arlington, MA 02476-4315  
Name of Record Owner(s) Fresh Pond Shopping Ctr Trust Phone 617-492-3924  
Address of Owner 545 Concord Ave Unit 400 Cambridge, MA 02138  
Street City, State, Zip

2. Name of Applicant(s) (if different than above) Paul Pintelli  
Address 33 Hope St Attleboro MA 02703 Phone 508-523-5781  
Status Relative to Property (occupant, purchaser, etc.) Tenant

3. Location of Property 1050 MASS AVE Arlington, MA 02476  
Assessor's Block Plan, Block, Lot No.

4. Deed recorded in the Registry of deeds, Book 49549, Page 175;  
-or- registered in Land Registration Office, Cert. No. \_\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_.

5. Present Use of Property (include # of dwelling units, if any) OFFICE/Retail

6. Proposed Use of Property (include # of dwelling units, if any) Retail; change front windows  
to be "take out"

7. Permit applied for in accordance with 3.4 EDR  
the following Zoning Bylaw section(s) \_\_\_\_\_  
\_\_\_\_\_ section(s) title(s)  
\_\_\_\_\_

8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that PAP INC/Tenant is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 1050 MASS AVE Arlington 02476 which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

[Signature]  
Signature of Applicant(s)

33 Hope St. Attleboro, MA 02703 508-523-5781  
Address Phone



**Town of Arlington Redevelopment Board  
Application for Special Permit in accordance with  
Environmental Design Review (Section 3.4)**

**Required Submittals Checklist**

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at [arlingtonma.gov/arb](http://arlingtonma.gov/arb), for the full list of required submittals.

*- See Attached for Below:*

- \_\_\_\_\_ Dimensional and Parking Information Form (see attached)
- \_\_\_\_\_ Site plan of proposal
- \_\_\_\_\_ Model, if required
- \_\_\_\_\_ Drawing of existing conditions
- \_\_\_\_\_ Drawing of proposed structure
- \_\_\_\_\_ Proposed landscaping. May be incorporated into site plan
- \_\_\_\_\_ Photographs
- \_\_\_\_\_ Impact statement
- \_\_\_\_\_ Application and plans for sign permits
- \_\_\_\_\_ Stormwater management plan (for stormwater management during construction for projects with new construction)

**FOR OFFICE USE ONLY**

- |  |             |
|--|-------------|
| _____ Special Permit Granted                               | Date: _____ |
| _____ Received evidence of filing with Registry of Deeds   | Date: _____ |
| _____ Notified Building Inspector of Special Permit filing | Date: _____ |

**TOWN OF ARLINGTON  
REDEVELOPMENT BOARD**

**Petition for Special Permit under Environmental Design Review (see Section 3.4 of the  
Arlington Zoning Bylaw for Applicability)**

For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
2. **Relation of Buildings to Environment.** Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
3. **Open Space.** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
4. **Circulation.** With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
5. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

6. **Utility Service.** Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
7. **Advertising Features.** The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

8. **Special Features.** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
9. **Safety.** With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.
10. **Heritage.** With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
11. **Microclimate.** With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.
12. **Sustainable Building and Site Design.** Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. [LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b> ]

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
2. The requested use is essential or desirable to the public convenience or welfare.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.



# TOWN OF ARLINGTON

Dimensional and Parking Information  
for Application to  
The Arlington Redevelopment Board

Docket No. \_\_\_\_\_

Property Location 1036-1062 MASS AVE (1050 MASS AVE)

Zoning District B2

Owner: Fresh Pond Shopping Ctr T

Address: 545 Concord AVE, unit 400 Cambridge, MA 02138

Present Use/Occupancy: No. of Dwelling Units:

Office / Retail

Uses and their gross square feet:

Vacant / 575

Proposed Use/Occupancy: No. of Dwelling Units:

office / retail → change window @ 1050

Uses and their gross square feet:

Retail / 575

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	<u>.49 Acres</u>	<u>.49 Acres</u>	min.
Frontage			min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (square feet)			min.
Front Yard Depth (feet)			min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height			min.
Stories			stories
Feet			feet
Open Space (% of G.F.A.)			min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)	<u>Ø</u>	<u>Ø</u>	min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction	<u>Window Replacement</u>		
Distance to Nearest Building			min.



To Whom it May Concern,

We'd first like to thank you for your time and consideration in reviewing our application to become the newest member of Arlington's small businesses. We're thrilled about the opportunity to share Del's Lemonade with the Arlington community.

PAP Inc. DBA Del's Lemonade has been growing since 2003; we began in Attleboro, MA and have very much enjoyed serving this community.

We've organically been making our way to the Boston area through our partnership with the Boston Red Sox. Slowly our roots have been deepening in the greater Boston area through our fundraising efforts, corporate events, farmers markets, weddings, etc. We've been on the hunt for the perfect spot and 1050 Mass Ave certainly fits the bill.

Given our new normal and aligning with Arlington's active community; we have put careful thought into the set up for our store. We envision a take-out window to eliminate the indoor contact that will also allow for faster transactions where customers can safely order and pick-up outside.

Our goal is to be most accommodating to the active lifestyles of the neighborhood. Located near the Minuteman Bikeway, the ease of grabbing a hot dog and lemonade at our take-out window could not be easier as guests will not have to lock bikes, tie up dogs, or remove children from strollers.

With regard to Section 6.2.2(C) of the Zoning Bylaw our; there are exterior windows that are visible to the general public. These windows will display our menu and will be greater than 12 square feet. The contents of this sign will be limited to our menu offerings and contact information.

Additionally, we are excited to have Del's bring more jobs into the community. Being seasonal we are an excellent job opportunity for students or others that have summer availability.

To know Del's, is to love it! We could not be more excited for the opportunity to share this refreshingly different all-natural lemonade with the people of Arlington.

We look forward to working with the town hall and becoming one of Arlington's fan favorites.

Please do not hesitate to follow up with any questions or concerns.

All the best,

PAP Inc. DBA Del's Lemonade

Paul Piatelli  
President

A handwritten signature in blue ink, appearing to read "Paul Piatelli", is written over a horizontal line. The signature is stylized with a large, sweeping initial "P".

PAP INC. DBA Del's Lemonade  
1050 Mass Ave Arlington MA



**Brattle Square:**



**Sidewalk View:**





PAP INC. DBA Del's Lemonade  
1050 Mass Ave Arlington MA



Front of Building:



Exterior Front Windows:





PAP INC. DBA Del's Lemonade  
1050 Mass Ave Arlington MA



**Interior View of Front Window:**



PAP INC. DBA Del's Lemonade  
1050 Mass Ave Arlington MA



**Bathroom:**





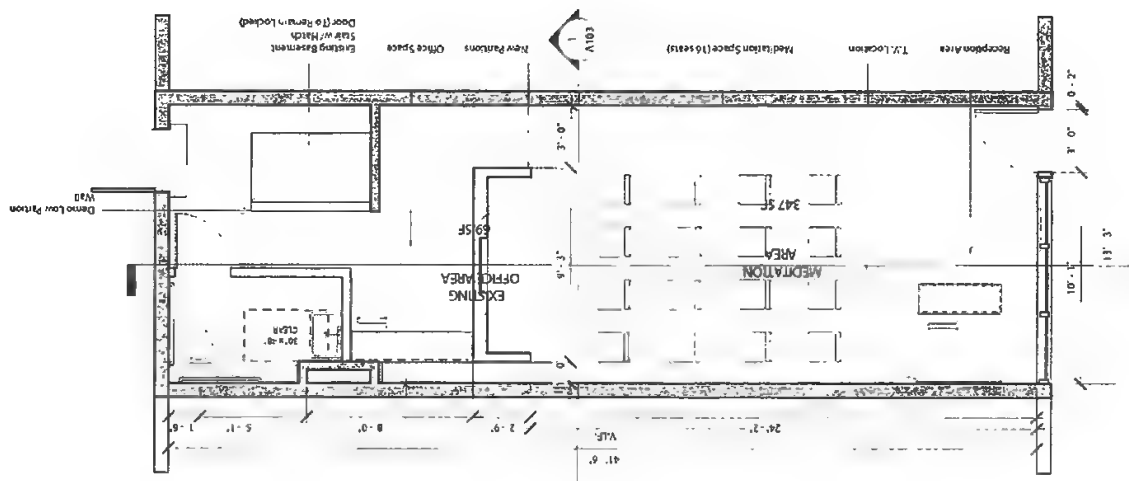
PAP INC. DBA Del's Lemonade  
1050 Mass Ave Arlington MA



**Rear of Building:**







1050 Mass. Ave Arlington MA

Project number  
Date  
Drawn by  
RV  
A101

[illegible]

# Dei's Lemonade

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Tenant Fit-Out

1050 Massachusetts Avenue

Arlington, MA



Creative Designs by Scott

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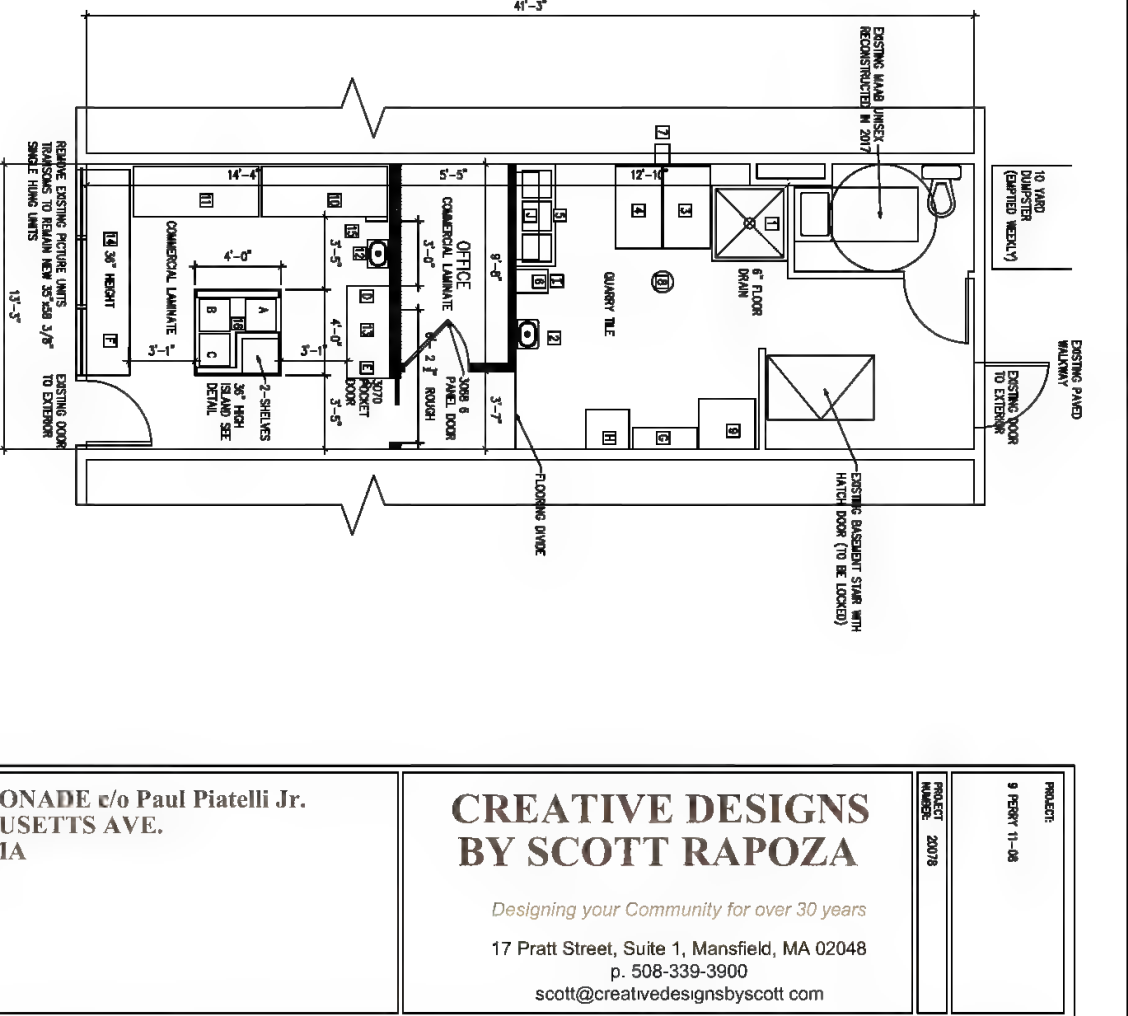
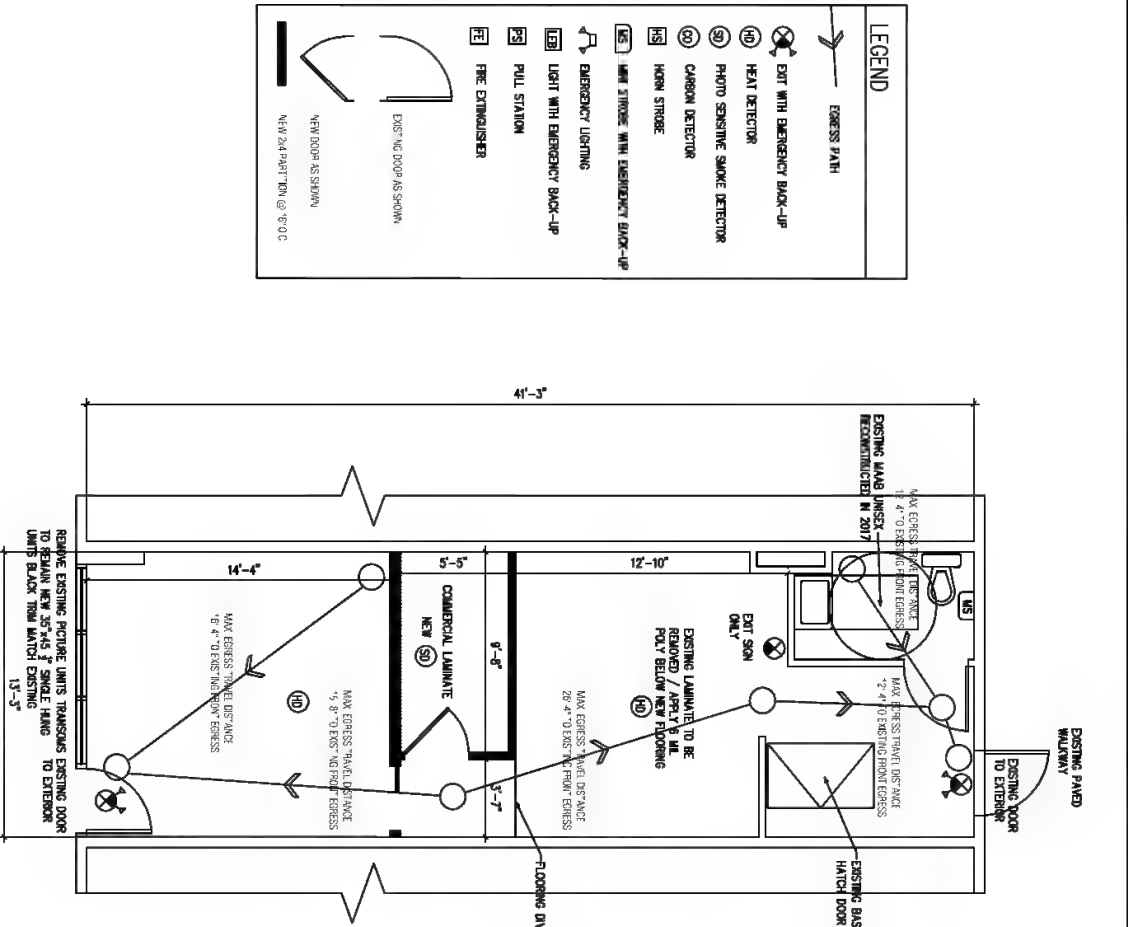
785 Pike Avenue

Attleboro, MA

508-339-3900

[scott@creativedesignsbyscott.com](mailto:scott@creativedesignsbyscott.com)





SCALE :  $\frac{1}{4}$ " = 1'-0"  
645 SQUARE FEET

545 SQUARE FEET

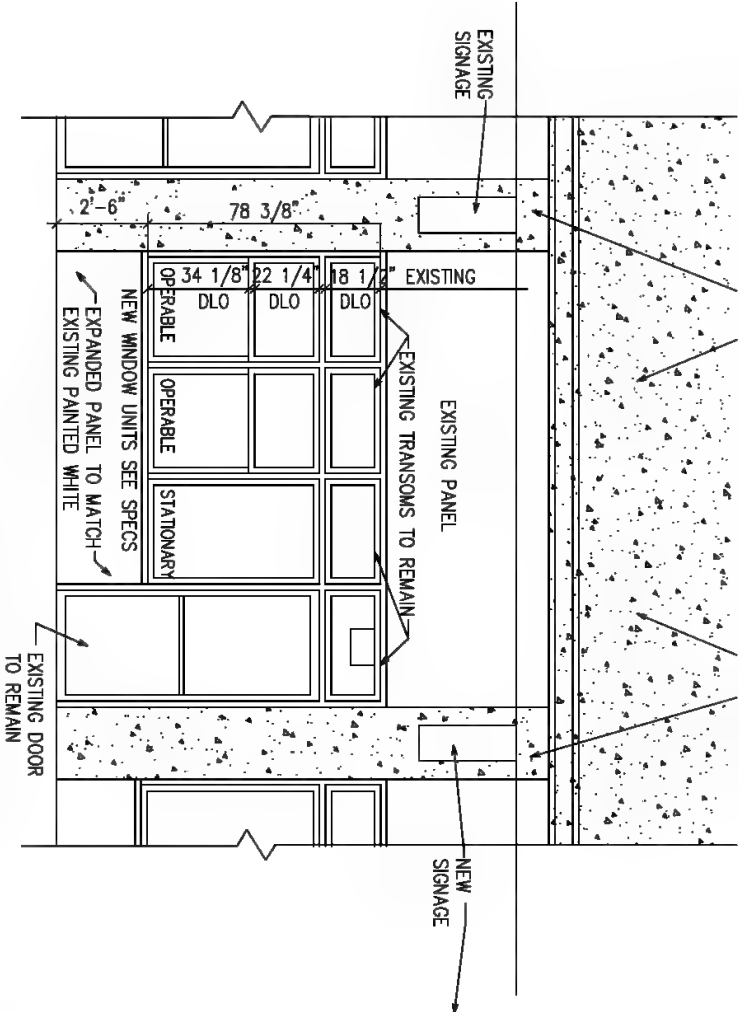
SCALE : 1" = 1'-0" 545 SQUARE FT

SCALE : 1" = 1'-0" 545 SQUARE FT

IBC 2015 SECTION 1021.2 SINGLE EXITS  
75'-0" TRAVEL PATH AND 49 OCCUPANTS OR LESS

EQUIPMENT SCHEDULE					
MARK	DESCRIPTION	SIZE	PUMPING	ELECTRIC	REMARKS
[1]	MOP SINK	42"x42"	✓		
[2]	HAND SINK	12"x18"	✓		8" ROAN BELOW
[3]	LEAKMADE W/ER	W8"xD4S 848S3.3"	✓		PROVIDE BLOCKING BEHIND
[4]	LEAKMADE W/ER	W8"xD4S 848S3.3"	✓		
[5]	3 BAY SINK	W87"xD22"x46"	✓		
[6]	GRABE TRAP	L18"xM13"x14"	✓		
[7]	WATER FILTRATION SYSTEM	W10"xD6"x40"	✓		CONNECT TO WATER SUPPLY CONNECT TO SEWAGE PPE
[8]	FLOOR DRAIN	12"x12"			
[9]	REFRIGERATOR	W31.5"xD28"x19"		✓	
[10]	DIPPING FREEZER	L70" L"xD27" L"x32" L"		✓	VERIFY CONNECTION 110 VOLT
[11]	DIPPING FREEZER	L70" L"xD27" L"x32" L"		✓	VERIFY CONNECTION 110 VOLT
[12]	HAND SINK	12"x18"	✓		PROVIDE BLOCKING BEHIND
[13]	COUNTER TOP WITH SHELVES BELOW	52"x24"	✓		42" HIGH WITH SHELVES BELOW
[14]	COUNTER TOP WITH SHELVES BELOW	114"x24"	✓		38" HIGH WITH SHELVES BELOW
[15]	DROP SINK	W10"xD3"x48"	✓		
[16]	COUNTER TOP (SEE DETAIL)	46"x48"x38" HIGH			SEE DETAIL
[17]	WASH-REFRIGERATOR	W18.5"xD17"x43.5"		✓	
[18]	HOT DOG MACHINE	W16"xD15"x48"		✓	
[19]	PRETZEL OVEN	W23"xD22 1/2"xH18 1/2"		✓	
[20]	FOOD WARMER	W36"xD19"x42"		✓	
[21]	DRY STORAGE	W36"xD19"x42"			STAINLESS STEEL SHELVES (2)
[22]	LOCKERS	W24"xD22"xH81"			
[23]	ROLLING SERVICE CART	W19"xD35"			IN FRONT OF GRABE TRAP FOR DISHES
[24]	DRY PLATE SHELVES	W14"xD48"			ABOVE COUNTER

# A1.0

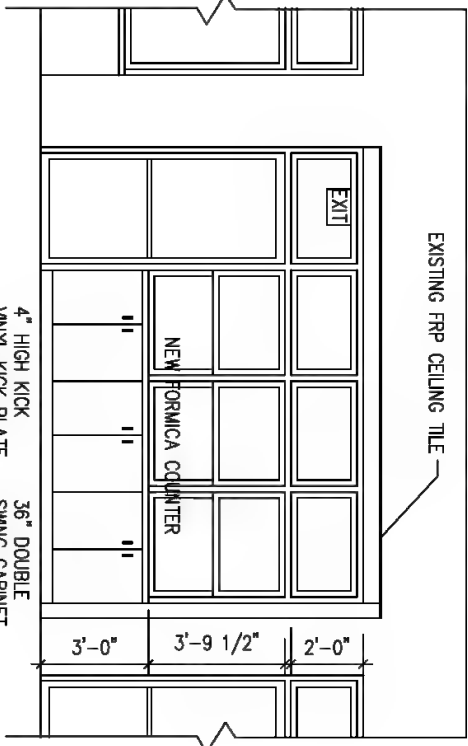
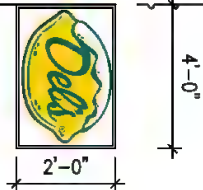


NEW FRONT EXTERIOR VIEW

SCALE : 3/16" = 1'-0"

NEW SIDE EXTERIOR VIEW

SCALE : 1/4" = 1'-0"



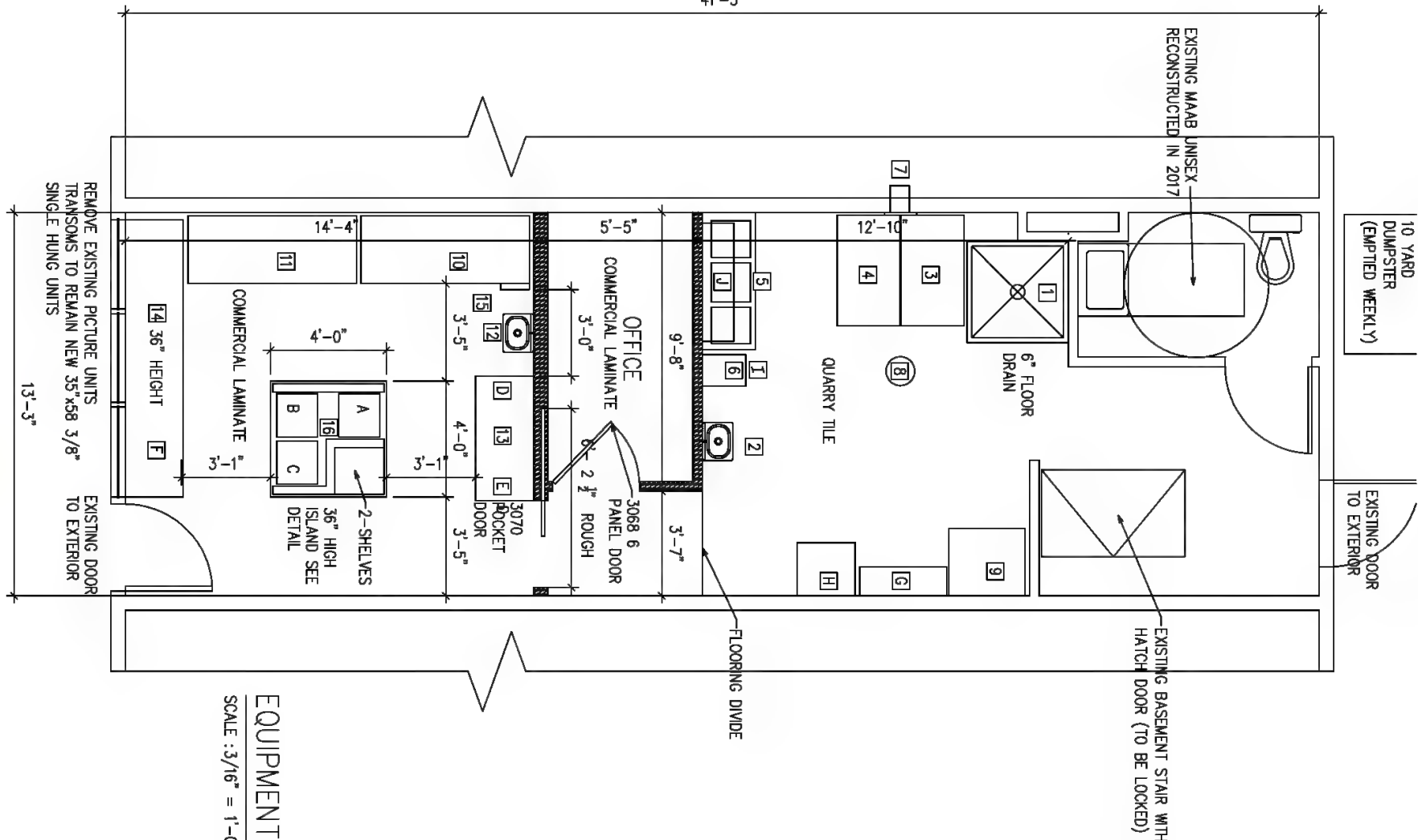
NEW INTERIOR VIEW

SCALE : 3/16" = 1'-0"

GENERAL NOTES

GLAZING: BOTH SASHES WERE CHANNEL GLAZED USING SEALED INSULATED GLASS WITH A FLEXIBLE VINYL GLAZING BEAD. THREE (3) LEAVES OF DUAL DIAPHRAGM GLAZING FINGERS PER CHANNEL FACE. THE OVERALL INSULATING GLASS THICKNESS WAS 7/8" CONSISTING OF TWO (2) LITES OF 3/16" THICK ANNEALED GLASS AND ONE (1) ARGON-FILLED SPACE CREATED BE A DESICCANT FILLED ALUMINUM SPACER SYSTEM.

WEATHERSEALS: TWO (2) STRIPS OF CENTER FIN WEATHERSTRIP (0.230") WERE LOCATED AT THE SASH STILES. ONE STRIP OF CENTER FIN WEATHERSTRIP (0.230" HIGH) WAS LOCATED AT HEAD. TWO (2) STRIPS OF CENTER FIN WEATHERSTRIP (0.190" HIGH) WERE LOCATED AT THE INTERIOR MEETING RAIL. ONE (1) STRIP OF CENTER FIN WEATHERSTRIP (0.190" HIGH) WAS LOCATED AT TOP RAIL. ON (1) STRIP OF CENTER FIN WEATHERSTRIP (0.310" HIGH WAS LOCATED AT BOTTOM RAIL.



EQUIPMENT FLOOR P

SCALE : 3/16" = 1'-0"

545 ST


WINDOW SPECIFICATIONS

MANUFACTURER :	PORTAL INC.
RES./MODEL # :	325TB
DOWN TYPE A :	VERTICAL SLIDER -- DOUBLE HUNG PICTURE
DOWN TYPE B :	ALUMINUM WITH THERMAL BREAK
FRAME COMPOSITION:	ALUMINUM WITH THERMAL BREAK
SH/VENT/PANEL COMPOSITION:	POURED URETHANE
FRAMEAL BREAK MATERIAL:	35" x 58 3/8"
FRAMEAL SIZE:	0.30 LOW "E" ARGON
PROJECTED FRAME DIMENSIONS	
DOWN TYPE A:	2.875"
DOWN TYPE B:	2.875"
DOWN TYPE C:	2.125"
DOWN TYPE D:	2.125"
DOWN TYPE E:	3.3125"

CREATIVE DESIGNS

BY SCOTT RAPOZA

Designing your Community for over 30 years



for: DEL'S LEMONADE c/o Pat

1050 MASSACHUSETTS AVE.

ARLINGTON, MA





## SITE SURVEY

11 KNIGHT ST. BLDG. E18 WARWICK, RI

Sign face insert: 24"h x 42"w

Ground to the bottom of the sign: 89"

Ground to the top of the sign: 113"

Internally Illuminated w/ Fluorescent Lamps

SALON  
*De Angelo*





# SQUARE

Hot-Dogs

Soft-Pretzels

Ice-Cream

Frozen  
Lemonade

Pick-Up

Order

Menu

1050



HOURS:

Sunday - Thursday 11:00AM - 9:00PM  
Friday & Saturday 11:00AM - 11:00PM

508-555-5555

Milwaukee  
PRETZEL COMPANY



Dels\_Boston

[Dels.com/Boston](https://dels.com/Boston)

Frozen Lemonade:  
Mini: \$2.00  
Medium: \$2.00  
Jumbo: \$2.00  
1/2 Gallon: \$2.00  
1/2 Gallon: \$2.00

Lemon, Watermelon, Cherry, Blueberry, & Grapefruit

Gifford's Ice-Cream:  
Kiddie: \$1.50  
1 Scoop: \$3.50  
2 Scoop: \$4.25  
Build Your Own Sundae: \$1.50  
2 scoops, 2 toppings & sauces: \$3.75  
Frappe / Flurry: \$3.75

Flavors: Vanilla, Chocolate, Mint Chocolate Chip,  
Strawberry, Cookie Dough, Cookies n' Cream,  
Moose Tracks, Black Raspberry

Toppings: Sprinkles, Candies, Nuts,  
Hot Fudge, Strawberry, Peanut Butter,  
Whipped Cream, Garnishes

Soft-Pretzel \$2.75  
Hot-Dog \$3.75



Window 34"x14.5"

Hot-Dogs

Window 34"x14.5"

Soft-Pretzels

Window 34"x14.5"

Ice-Cream

Food Text on upper windows  
4.25" x 22.75"

Door Glass Area 36.625" x 76"

Pick-Up

Dels\_Boston

instagram  
2.25" x 18.5"

Order

Dels.com/Boston

web address  
2.25" x 20"

Dimensions for new windows; 35" x 58 3/8

Menu

Frozen Lemonade:  
Mini: \$2.00  
Medium: \$2.00  
Jumbo: \$2.00  
1/2 Gallon: \$2.00  
5 Gallon: \$2.00  
Lemon, Watermelon, Cherry, Blueberry, & Grapefruit

Gifford's Ice-Cream:  
Kiddie: \$1.50  
1 Scoop: \$3.50  
2 Scoop: \$4.25  
Build Your Own Sundae: \$1.50  
2 scoops, 2 toppings & sauces)  
Frappe / Flurry: \$3.75

Flavors: Vanilla, Chocolate, Mint Chocolate Chip,  
Strawberry, Cookie Dough,  
Cookies n' Cream, Moose Tracks  
Black Raspberry

Toppings: Sprinkles, Candies, Nuts  
Sauces: Hot Fudge, Strawberry, Peanut Butter  
Whipped Cream, Carmel

Soft-Pretzel \$2.75  
Hot-Dog \$3.75

Menu Area  
32" x 54"

Window 34"x60"

1050



of Arlington

HOURS:  
Sunday - Thursday 11:00AM-9:00PM  
Friday & Saturday 11:00AM - 11:00PM

508-555-5555



Address 3" x 10.5"

Lemon 15" x 22"

"of Arlington" 3.5" x 14.5"

Hours & Phone # 30" x 8.5"

Brand Logos 24" x 7"



PAP Inc. DBA Del's Lemonade  
1050 Mass Ave  
Arlington, MA 02474

## **2021 Del's Lemonade of Arlington Menu**

### **All-Natural, Soft-Frozen Lemonade:**

Lemon  
Watermelon  
Blueberry  
Cherry  
Grapefruit

### **Ice Cream**

Gifford's Famous Ice Cream  
Flavors: TBD

### **Snacks:**

Hot Dog  
Soft Pretzel

### **Drinks:**

Bottled Lemonade  
Bottled Water  
Soda

### **Sweets:**

Old-fashion Candy





PAP Inc. DBA Del's Lemonade  
1050 Mass Ave  
Arlington, MA 02474

### **Façade and Signage Plan**

**Façade:**

The building will keep its existing structure. The windows will be replaced to allow for customers to takeout all orders. Customers will not be allowed inside the building.

**Signage:**

Pictured below is a street view of 1036-1062 Mass Ave. There are existing signage boxes that measure 42"X24". The signs are acrylic based and are illuminated by an electrical box.



**Plan:**

The proposed plan would be to display our logo shown below.  
Color's including: Green, White, and Yellow.





**Additional Signage:**

White vinyl lettering will be used on the transom windows and the entrance door. These letterings will highlight menu offerings and store information.

Transom Windows: There are 4 transom windows that will display menu offerings that include "Ice Cream", "Frozen Lemonade", "Hot Dog" and "Soft-Pretzel"

Entrance Door: The door will provide our operating hours and contact information.

**\*\*Please see layout plan for more details.**

PAP INC. DBA Del's Lemonade  
1050 Mass Ave Arlington MA



## **Arlington Redevelopment Board Application for Special Permit**

### **Dimensional and Parking Information:**

Parking for building structures 1036-1052 Mass Ave is located in the rear of building as well as along Mass Ave. The rear parking, as stated below, is for the use and benefit for all tenants and their customers. Parking is designed as a first come first serve basis with no overnight parking. Additionally, public parking is located on both sides of Mass Ave. There is a traffic light and crosswalk to allow pedestrians the ability to safely cross the street.

#### *Per lease:*

Tenant shall have the non-exclusive right, along with other tenants of the Building, to use parking spaces at the rear of the building on an unreserved first come first served basis. Tenant agrees and understands that said parking spaces are for the use and benefit of all tenants of the Building, their agents, employees and customers. No overnight parking in said parking area will be permitted and such overnight parking by the Tenant, Tenant's agents or employees shall be a breach of condition of this Lease.

### **Proposed Landscaping:**

Not applicable as no changes will be made to the landscape. All landscaping alterations and maintenance will be directed by the Landlord.

#### *Per Lease:*

Operating Expenses: Tenant shall pay, as Additional Rent, its pro-rata share of all of the Operating Expenses of the Building. For purposes of this Lease, "Operating Expenses" shall include, but not be limited to, insurance and out of pocket costs and expenses incurred by Landlord in maintaining and repairing the Common Areas.

### **Stormwater Management Plan:**

Not Applicable as this project is not new construction.





**Town of Arlington Redevelopment Board  
Petition for Special Permit**

1. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The landscape will be preserved in its natural state as only grade changes will be made. The proposed grade changes will be to update the windows to allow for window take out serve. In an effort to adapt to our new normal this will reduce the indoor contact of customers and Del's workers, allowing customers the ease of not needing to tie up dogs, dock bikes or take kids out of strollers. This will align with the general appearance of the neighborhood and will be convenient for the active community.

2. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.

The existing building and structure will not be changed and will keep its current relation with the environment. Nothing new will be protruding out to impact shadows on abutting property.

3. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

We will have a clean window; the externally visible partition on the inside of our store is for aesthetic purposes to entice customers to our window. This partition will be minimalistic in design, a white painted partition with a Del's logo.

4. Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

Given the nature of our take out window and no seating areas, we will be fast casual allowing customers to come and go rather quickly. There will be little loitering outside of our store. As for parking there is



public free parking on Mass Ave, in addition there is a non-exclusive parking lot at the rear of building for employees and customers.

5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

Storm water is controlled by the property management company; the building is currently in good standing order and practices standard maintenance protocol.

6. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

We are on the public sewage line that is managed through our property management. For solid waste we have hired a certified company, Republic Services, on a regular cadence as needed. All utility services; electric, telephone and cable will be underground.

7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw. 4 Updated August 28, 2018

The exterior façade is part of the current building structure and will be updated by inserting into the current façade. The sign size and material will remain the same, the sign is illuminated and the materials are acrylic based and the sign measures 42" X 24". The interior sign will be seen through the windows and will be centered on our partition. The windows will have a tasteful font that displays our menu. The 4 transom windows will each read one word, the words will be the following; frozen lemonade, ice-





cream, hotdog, soft pretzel. The door will have business hours and contact information. All words will be cohesive in design and material, same font, white laminate letters.

8. Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

All machinery and storage areas will all be out of sight and divided by the partition to be aesthetically pleasing. The service area will be a well-lit, clean, respectful area. The customer will be viewing service station through the glass windows where they can be confident that the end product is to the highest quality and cleanliness.

9. Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

No customers will be permitted inside the building due to the nature of our take-out window and business model. With regards to employees there are two exits one in front and rear that are highlighted by exit signs. The interior layout is designed with intention to allow for employees to safely exit entrances, all hallways and open areas are up to safety code. Our interior is up to fire code.

10. Heritage. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

All heritages will not be disrupted by our business. The heritage of the building and town of Arlington will not be altered.

11. Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

We will not be altering any of the microclimate with our proposed business design.

12. Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with



narrative description that indicates how the LEED performance objectives will be incorporated into the project. [LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b> ]

LEED checklist and performance objects attached.

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

Per the town hall this request has been deemed a special permit as the windows are being replaced.

2. The requested use is essential or desirable to the public convenience or welfare.

Yes, this is essential and desirable for many as the ease of a takeout window allows for social distancing, as well as, convenience for pedestrians.

3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

Correct, the menu is specifically designed for fast transactions impede on the general flow of traffic.

4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

We will abide by town ordinance to not overload any of the public's systems. We will do our part to avoid hazardous actions that affect health, safety or general welfare

5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.

Confirmed we will fulfill all bylaws stated.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

We will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals or welfare.

7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

Our presence will not cause a detriment to the character of this neighborhood.





# LEED v4 for ID+C: Retail Project Checklist

Y ? N  
2

Credit  
Integrative Process

2

36	0	0	0	Location and Transportation	18
18				LEED for Neighborhood Development Location	18
8				Surrounding Density and Diverse Uses	8
7				Access to Quality Transit	7
1				Bicycle Facilities	1
2				Reduced Parking Footprint	2

12	0	0	0	Water Efficiency	12
				Indoor Water Use Reduction	Required
12				Indoor Water Use Reduction	12

0	0	0	0	Energy and Atmosphere	38
Y				Fundamental Commissioning and Verification	Required
Y				Minimum Energy Performance	Required
Y				Fundamental Refrigerant Management	Required
				Enhanced Commissioning	5
				Optimize Energy Performance	25
				Advanced Energy Metering	2
				Renewable Energy Production	3
				Enhanced Refrigerant Management	1
				Green Power and Carbon Offsets	2

3	0	0	0	Materials and Resources	14
Y				Storage and Collection of Recyclables	Required
Y				Construction and Demolition Waste Management Planning	Required
1				Long-Term Commitment	1
				Interiors Life-Cycle Impact Reduction	5
				Building Product Disclosure and Optimization - Environmental Product Declarations	2
				Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
				Building Product Disclosure and Optimization - Material Ingredients	2
2				Construction and Demolition Waste Management	2

Project Name: Del's Lemonade 1050 Mass Ave Arlington, MA  
Date: 2/16/2021

6	0	0	0	Indoor Environmental Quality	18
Y				Minimum Indoor Air Quality Performance	Required
Y				Environmental Tobacco Smoke Control	Required
				Enhanced Indoor Air Quality Strategies	3
				Low-Emitting Materials	3
				Construction Indoor Air Quality Management Plan	1
				Indoor Air Quality Assessment	2
				Thermal Comfort	1
2				Interior Lighting	2
3				Daylight	3
1				Quality Views	1

5	0	0	0	Innovation	6
6				Innovation	5
				LEED Accredited Professional	1

0	0	0	0	Regional Priority	4
				Regional Priority: Specific Credit	1
				Regional Priority: Specific Credit	1
				Regional Priority: Specific Credit	1
				Regional Priority: Specific Credit	1

64	0	0	0	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80+					



## **LEED Objectives Performances**

### **Location and Transportation**

**LEED for Neighborhood Development Location:** We are excited to begin this project within the Arlington neighborhood and provide a service that is new and unique to the town. We are extremely conscience of energy and the changing environment. We will do everything in our power to reduce our carbon footprint. Through the takeout window we are providing a service to the community that will promote social distancing, limit indoor contact, and create an ability to provide service for the active community such as; bikers, families with small children, and dog owners.

### **Surrounding Density and Diverse Uses:**

Our operation is unique to this area; as we are one of the few ice-cream and fast casual dining offerings. In the building structure that we are going to located in there is an eye doctor, hair salon, dog spa, camera repair, daycare, and pizza parlor. Our brand will bring a unique and enjoyable experience to the neighborhood

### **Access to Quality Transit:**

The location is very accessible for commuters. There are bus Routes 77 and 79 stops within hundreds of feet. In addition there are commuter rails 2 miles away.

### **Bicycle Facilities:**

Due to the nature of our take-out window operation, customers do not have lock their bikes. Moreover we are excited our location is closely located to the minuteman bikeway that will provide nice refreshments for the active community.

### **Reduced Parking Footprint:**

Our takeout window and allows for quick transactions that will limit loitering.

### **Water Efficiency**

**Water Efficiency:** We are extremely conscientious of water efficiency and the water usage; all employees will be trained to reduce water, all nozzles will be properly shut off once the water usage is complete.





## **Materials and Resources**

### **Long-Term Commitment:**

We are committed to making 1050 Mass Ave our long-term home. We have committed to a 5 year lease with the option to re-sign for an additional 5 years.

### **Construction and Demolition Waste Management:**

The demolition of the current building will be limited as there is only one minor structure that needs to be removed. All new construction has been conscientiously thought out to limit any wasted materials and to create a more efficient use of the space and effective operation.

## **Indoor Environmental Quality**

### **Interior Lighting:**

Our operation is seasonal so we benefit from the longest days of the year offering mostly natural light. The front half of our store will be primarily lit via natural daylight all day. The back half of the store will be using LED light bulbs to ensure the most energy efficiency.

### **Daylight:**

Daylight will be maximized in our space as all service will be provided via the takeout window.

### **Quality Views:**

The sight has been thoughtfully designed in an effort to provide an aesthetically pleasing view of our service area. The visible wall that divides the front and the back room will have a clean, well designed look.

## **Innovation**

### **Innovation:**

We are evolving with the new normal through this takeout window; we recognize that this is the safest and most efficient way to serve our customers and have adapted to this new model. This will also allow customers to quickly place and receive orders and have the ability to do so without entering the building.